

IN RE: PETITION FOR RESIDENTIAL VARIANCE BEFORE THE
DEPT. OF BUILDING, 1231 NE of
the 1st of Beechwood Court
(237 Sandhill Road)
15th Election District
6th Councilmanic District
Richard J. Lewis
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a
petition for Administrative Variance in which the petitioner requests
relief from Section 1801.2.c.1 of the Baltimore County Zoning Regulations
(B.C.Z.R.) to permit a building separation of 12.3 feet in lieu of the
required 16 feet and to amend the last Amended Final Development Plan of
Golden Tree, in accordance with Petitioner's Exhibit 1.

The Petitioner filed this request through the Administrative
Variance procedure. At the request of Mr. & Mrs. Blake Holley, adjoining
property owners, a public hearing was held to determine the appropriateness
of the relief requested.

At the hearing, the Petitioner, Richard Lewis, appeared and testi-
fied. Appearing in opposition to the relief requested were Blake and
Rebecca Holley, adjoining property owners, and Dorothy Graves, a resident
of the community.

Testimony indicated that the subject property, known as 237 Sand-
hill Road, consists of 6,000 sq.ft. split zoned D.R. 5.5 and D.R. 10.5,
and is improved with a single family dwelling. The Petitioner is desirous
of adding a single car garage on the south side of the dwelling in accor-
dance with Petitioner's Exhibit 1. Mr. Lewis testified that the proposed
garage is 12' x 24' and due to the location of the existing dwelling on

his property, will be located 4 feet from the property line, or 12 feet
from the adjoining residence, owned by Blake and Rebecca Holley. Mr. Lewis
testified that he purchased his home in 1986 and specifically requested
his builder to offset the dwelling on his lot to permit the construction
of a garage on the south side. Mr. Lewis testified that he spoke with two
other neighbors who indicated they obtained variances to do the same.

Blake and Rebecca Holley appeared in opposition to the relief
requested. Also appearing in opposition to the requested variance was
Dorothy Graves. Ms. Graves testified that there are certain covenants and
restrictions as to the types of improvements that can be made in this
development. She testified that the other variances that were granted
were for bigger lots and that there is not enough room between the subject
property and the Holley property to construct a garage.

An area variance may be granted where strict application of the
zoning regulations would cause practical difficulty to the Petitioner and
his property. McLean v. Solow, 270 Md. 208 (1973). To prove practical
difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28
(1974).

ORDER RECEIVED FOR FILING
Date 6/14/92
By [Signature]

After due consideration of the testimony and evidence presented,
it appears that the relief requested should be denied. In the opinion of
this Deputy Zoning Commissioner, the Developer of this community laid out
the lots without garages in order to meet minimum setback requirements and
maximize the residential density of this tract. There simply is not
enough room between the subject dwelling and the adjoining residence to
permit the proposed garage. Further, there was insufficient evidence to
allow a finding that the Petitioners would experience practical difficulty
or unreasonable hardship if the requested variance were denied. The testi-
mony presented by Petitioners was in support of a matter of preference
rather than of the necessity for the variance. The Petitioners have
failed to show that compliance would unreasonably prevent the use of the
property or be unnecessarily burdensome. Therefore, the variance request-
ed must be denied.

Pursuant to the advertisement, posting of the property, and
public hearing on this Petition held, and for the reasons given above, the
relief requested should be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for
Baltimore County this 24th day of June, 1992 that the Petition for Admin-
istrative Variance requesting relief from Section 1801.2.c.1 of the Balti-
more County Zoning Regulations (B.C.Z.R.) to permit a building separation
of 12.3 feet in lieu of the required 16 feet and to amend the Last Amended
Final Development Plan of Golden Tree, in accordance with Petitioner's
Exhibit 1, be and is hereby DENIED.

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 6/14/92
By [Signature]

TWK:bjs

Subj: H.V. Contours
831 Washington Avenue
Baltimore, MD 21201

(410) 857-1786

Date: 6/14/92

Mr. Richard J. Lewis
237 Sandhill Road
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
36/8 Sandhill Road, 1231 NE of the 1st of Beechwood Court
(237 Sandhill Road)
15th Election District - 6th Councilmanic District
Richard J. Lewis - Petitioner
Case No. 92-352-A

Dear Mr. Lewis:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Administrative Variance has been
denied in accordance with the attached order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this order. For further information on
filing an appeal, please contact Ms. Charlotte Madalitte at 887-3391.

Very truly yours,

[Signature]
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TWK:bjs

cc: Mr. & Mrs. Blake Holley
235 Sandhill Road, Baltimore, Md. 21221

Ms. Dorothy Graves
111 Sandhill Road, Baltimore, Md. 21221

People's Counsel

✓ 6/16

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat
attached hereto and made a part hereof, petition for a Variance from Section

(1970) 1801.2.c.1

To allow a building separation of 12'3" in lieu of the required
16' and to amend the last amended FDP of Golden Tree. 1/2

of the Zoning Regulations of Baltimore County for the following reasons: (indicate hardship or practical difficulty)

See Attached

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to
and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for
Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury,
that I/we are the legal owner(s) of the property which is the subject
of this petition.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

Legal Owner(s):

Mr. Richard J. Lewis

(Type or print name)

Mr. Richard J. Lewis

(Signature)

(Type or print name)

237 SANDHILL RD. W 682-3431

Address

ESSEX, MARYLAND 21221

City State Zip Code

Name, address and phone number of owner, contract purchaser or representative to be contacted.

Address

City

State

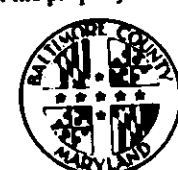
Zip Code

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED
by the Zoning Commissioner of Baltimore County, this 13 day of June, 1992, that the subject matter of this petition
be referred to the Zoning Board of Appeals, as required by the Zoning Law of Baltimore County, in two newspapers of general
circulation throughout Baltimore County, and that the property be reposted.

ORDER RECEIVED

Date 6/14/92

By [Signature]



ZONING COMMISSIONER OF BALTIMORE COUNTY

REVIEWED BY DATE

ESTIMATED POSTING DATE ESTIMATED CLOSING DATE

ITEM # 380

AFFIDAVIT IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to
testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/also presently reside at 237 SANDHILL ROAD

ESSEX, MARYLAND 21221

City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative
Variance at the above address: (indicate hardship or practical difficulty)

Q THERE ARE EXISTING ZONING VARIANCES IN THE GOLDENTREE SUBDIVISION FOR ATTACHED GARAGES.

A YES. PROPERTIES ARE KNOWN AS 226 COMPASS ROAD, 1 BOX CIRCLE, AND 8821 GOLDENTREE LANE.

Q THIS IS THE ONLY PRACTICAL AREA ON THE PROPERTY FOR THE PROPOSED GARAGE. PROPOSED LOCATION

WOULD NOT AFFECT WATER RUNOFF OR INTERFERE WITH EASEMENTS. OTHER LOCATIONS WOULD DO THIS.

Q THE INCREASING COST OF MOTOR VEHICLES AND MAINTENANCE HAS BECOME SUCH A HIGH BURDEN THAT

VEHICLES SHOULD BE PROTECTED FROM THEFT AND WEATHER TO MAXIMIZE RETURN ON INVESTMENT.

Q THERE IS A NEED FOR A GARAGE FOR STORAGE OF LAWN AND GARDEN EQUIPMENT, NOT ONLY

FOR STORAGE SAKE, BUT TO REDUCE PILFERAGE AND ELIMINATE COMMUNITY EYESORES.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and
may be required to provide additional information.

[Signature]
Mr. Richard J. Lewis

[Signature]
Mr. Richard J. Lewis

(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of June, 1992, before me, a Notary Public of the State

of Maryland, in and for the County aforesaid, personally appeared

Richard J. Lewis

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law

that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

[Signature]

[Signature]

My Commission Expires: 6-1-93

HARDSHIP OR PRACTICAL DIFFICULTY

92-352-A

1. There are existing zoning variances in the Goldentree subdivision
for attached garages. These properties are known as 226 Compass
Road, 1 Box Circle, and 8821 Goldentree Lane.
2. This is the only practical area on the property for the proposed
garage. Proposed location would not affect water runoff or
interfere with easements. The use of any other location on the
property would not be feasible due to grade and the affect on
water runoff.
3. The increasing cost of motor vehicles and maintenance has become
such a high burden that vehicles should be protected from theft
and weather to maximize return on investment.
4. There is a need for a garage for storage of lawn and garden
equipment, not only for storage sake but to reduce pilferage and
eliminate community eyesore.

ZONING DESCRIPTION

Beginning at a point on the southeast side of Sandhill Road
which is sixty feet wide at a distance of one hundred and
twenty-three feet ^{NORTHWEST} of the centerline of Beechwood
Court which is thirty feet wide, curb-to-curb. Being Lot
#377, Section #4 in the subdivision of Goldentree as
recorded in the Baltimore County Plat Book #51, Folio #85,
containing 6,000 square feet. Also known as 237 Sandhill
Road and located in the 15th Election District.

380

380

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12TH Date of Posting: 4/3/92
Posted for: Variorio
Petitioner: Richard J. Lewis
Location of property: 237 Sandhill Rd, 123' NE of c/l Backwood Court
Location of Sign: Facing Sandhill Rd across 15' to rear yard
Remarks: on property of petitioner
Posted by: Michael Date of return: 4/10/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5-14, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5-14, 1992

THE JEFFERSONIAN,
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 123466
DATE: 4/9/92 ACCOUNT: 2001-6150
AMOUNT: \$ 40.00
RECEIVED FROM: HOLLEY
FOR: REQUEST FOR HRNG. (92-352-A)
DA04H0074MCHRC \$40.00
BA C011-37AND4-05-92
VALIDATION OF SIGNATURE OF SIGNER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12TH Date of Posting: 9/2/92
Posted for: Variorio
Petitioner: Richard J. Lewis
Location of property: 237 Sandhill Rd. on SE of 4133' NE of Backwood Ct
Location of Sign: Facing road way on property being posted
Remarks: on property of petitioner
Posted by: Michael Date of return: 9/29/92
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: R-001-6150
Number
Receipt
Item #380
QTY PRICE
1 X \$35.00
1 X \$25.00
TOTAL: \$60.00
DA04H0074MCHRC \$60.00
BA C010-32AND3-20
Please Make Check Payable To Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date: 9/2-352 Account: R-001-6150
Number
Receipt
6/18/92 H9200607
PUBLIC HEARING FEES QTY PRICE
080 -POSTING SIGNS / ADVERTISING 1 X \$77.25
TOTAL: \$77.25
LAST NAME OF OWNER: LEWIS
Please Make Check Payable To Baltimore County \$77.25
BA C003-47PM06-12-92
Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 5-27-92

Mr. Richard J. Lewis
237 Sandhill Road
Towson, Maryland 21204

RE:
CASE NUMBER: 92-352-A
85/8 Sandhill Road, 123' NE of c/l Backwood Court
737 Sandhill Road
15th Election District - 6th Councilmanic
Petitioner(s): Richard J. Lewis

Dear Petitioner(s):

Please be advised that \$ 77.25 is due for advertising and posting of the above captioned property.

THIS IS A MUST BE PAID. ALSO, THE ZONING SIGN & POST SIGN(S) MUST BE REMOVED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE FORWARDED TO THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Towson, MD 21204. It should have your case number noted thereon, and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MAY 6, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in County Office Building, 930 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-352-A
85/8 Sandhill Road, 123' NE of c/l Backwood Court
237 Sandhill Road
15th Election District - 6th Councilmanic
Petitioner(s): Richard J. Lewis
HEARING: WEDNESDAY, JUNE 10, 1992 at 9:00 a.m.

Enclosure to allow a building separation of 12 feet, 3 inches in lieu of the required 16 feet; and to amend the last amended Final Development Plan of Golden Tree.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Richard L. Lewis
Mr. & Mrs. Holley

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 28, 1992

Mr. Richard J. Lewis
237 Sandhill Road
Essex, MD 21221

RE: Item No. 380 Case No. 92-352-A
Petitioner: Richard J. Lewis
Petition for Administrative Variance

Dear Mr. Lewis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 20th day of March, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard J. Lewis
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: April 14, 1992
SUBJECT: Goldentree - 237 Sandhill Road

INFORMATION:

Item Number: 380
Petitioner: Mr. Richard J. Lewis
Property Size: 0.14 acres 6,000 sq. ft.
Zoning: D.R. 5.5 and D.R. 10.5
Requested Action: Administrative Variance to allow a building separation of 12'3" in lieu of 16'

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

The petitioner is requesting an administrative variance to allow a building separation of 12'3" in lieu of the required 16' and to amend the last amended FDP of Goldentree.

This staff recommends DENIAL of this request for the following reasons. The developer designed and laid out these lots without garages to fit minimum zoning setbacks in order to maximize the residential density of the tract. Garages are not appropriate in this subdivision due to the minimum side yard setbacks for the houses. Homeowners are visually aware of this (building type and minimum setbacks) when they purchased their homes.

Prepared by: _____

Division Chief: _____

FW:rdn

380 ZAC/ZAC1

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: April 1, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahoe J. Famili

SUBJECT: U.A.C. Comments

U.A.C. MEETING DATE: March 30, 1992

This office has no comments for item numbers 363, 366, 367, 368, 369, 370, 371, 372, 373, 375, 377, 378, 379, 380, 381 and 382.

Rahoe J. Famili
Rahoe J. Famili
Traffic Engineer II

RJP/vah

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of March 30, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

362
363
366
367
368
369
376
378
379
380
381

SSF:rmp

NO_CMNT/GWRMP

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(410) 887-4500

APRIL 2, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD J. LEWIS

Location: #237 SANDHILL ROAD

Item No.: 380(CAM) Zoning Agenda: MARCH 30, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved
Planning Group: *[Signature]* Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 30, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 363, 366, 367, 368, 369, 370, 371, 372, 374, 376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the Grendon Avenue widening should not be counted in the variance request.

For Items 373 and 375, we think that these sites are subject to Division II of the Development Regulations.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

REQUEST FOR HEARING

TO THE ZONING COMMISSIONER FOR BALTIMORE COUNTY:

Re: Case Number: 92-352-A
Petitioner(s): Mr. Richard J. Lewis
Location: 237 Sandhill Rd

I/We, Mrs. Mrs. Blake H. Hickey and Rebecca Hickey
(Resident(s) (Use in Block))
(Legal Owners (Residents, of

237 Sandhill Rd
Baltimore, MD 21221 574-6676
City/State/Zip Code

which is located approximately 1.235 from the center of property which is the subject of the above petition, do hereby formally request that a public hearing be set in this matter.

Rebecca Hickey April 9, 1992
Signature Blake Hickey Date April 9, 1992

111 West Chesapeake Avenue
Towson, MD 21204

March 27, 1992

(410) 887-3353

Richard J. Lewis
237 Sandhill Road
Eaton, Maryland 21221

Re: CASE NUMBER: 92-352-A
LOCATION: 237 Sandhill Road, 123' NE of c/l Beechwood Court
237 Sandhill Road
15th Election District - 6th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before April 5, 1992. The closing date is April 20, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner, Baltimore County

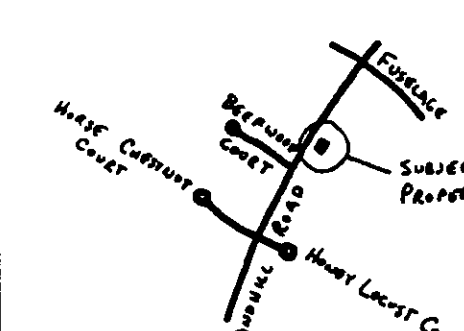
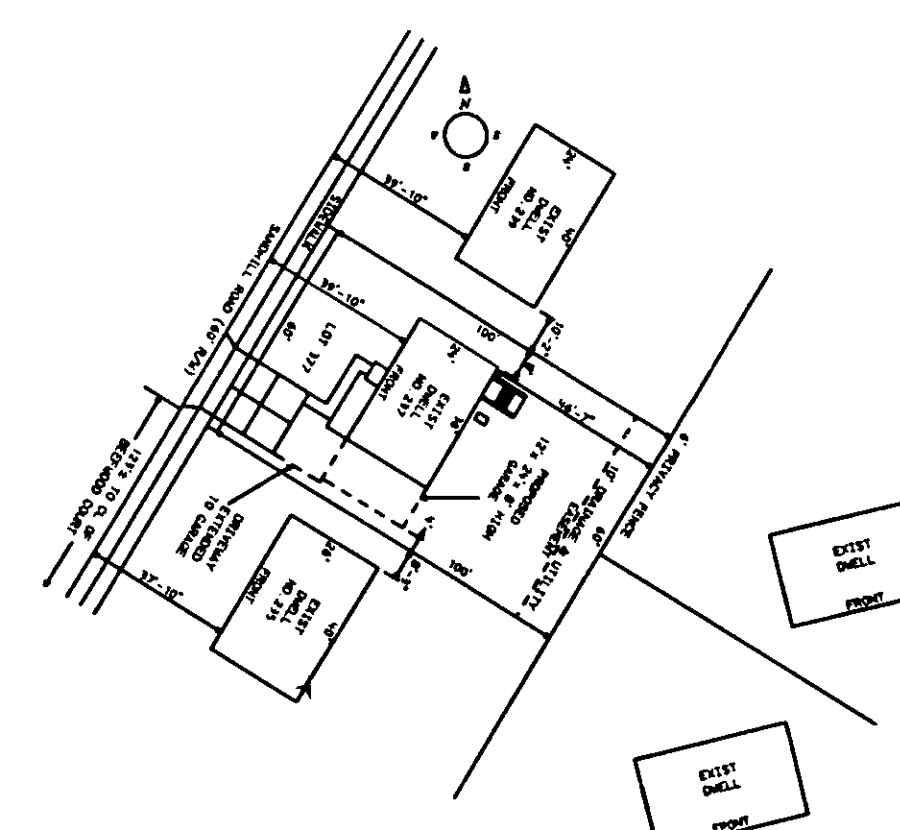
COPY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 237 SANDHILL ROAD

Subdivision name: GOLDENTREE
plat book # 51 folio # 85 lot # 377 section # 4 PLAT # 1

OWNER: RICHARD J. LEWIS



LOCATION INFORMATION

Councilmanic District: 6
Election District: 15
1"=200' scale map: NE-4H
Zoning: D.R. S.S. & D.R. 10.S
Lot size: 0.14 6,000 square feet

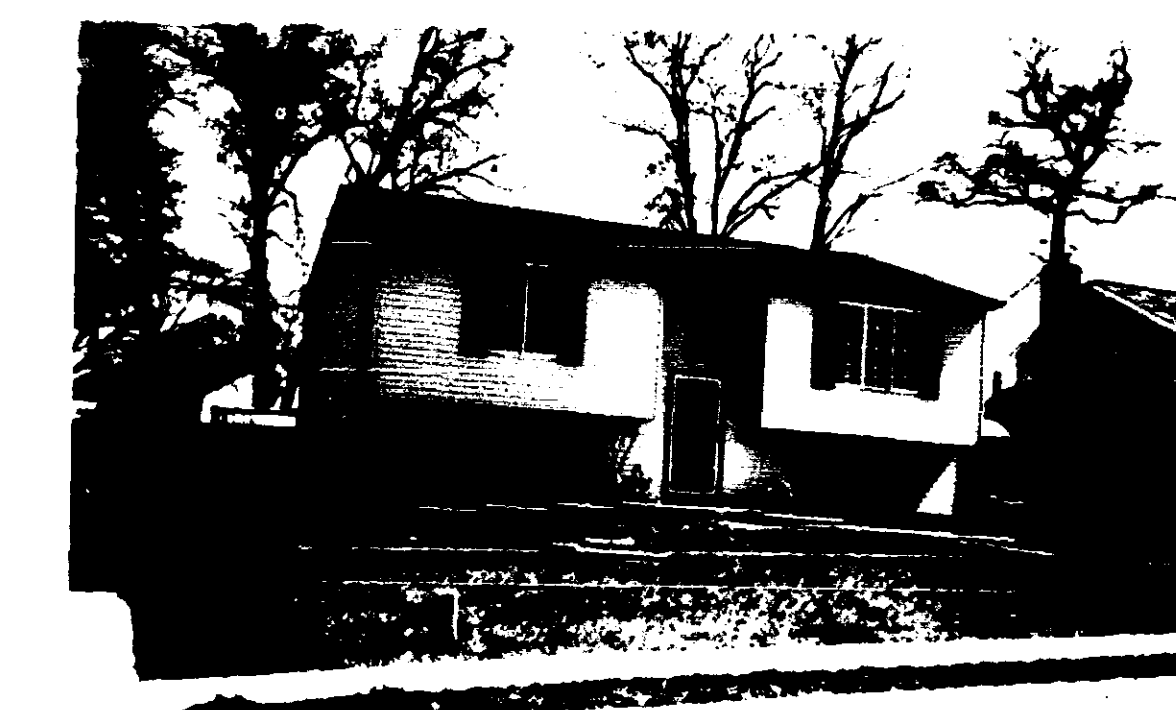
SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: CMH ITEM #: 380 CASE #:

North
date: 3-12-92
prepared by: Richard J. Lewis Scale of Drawing: 1"=50'



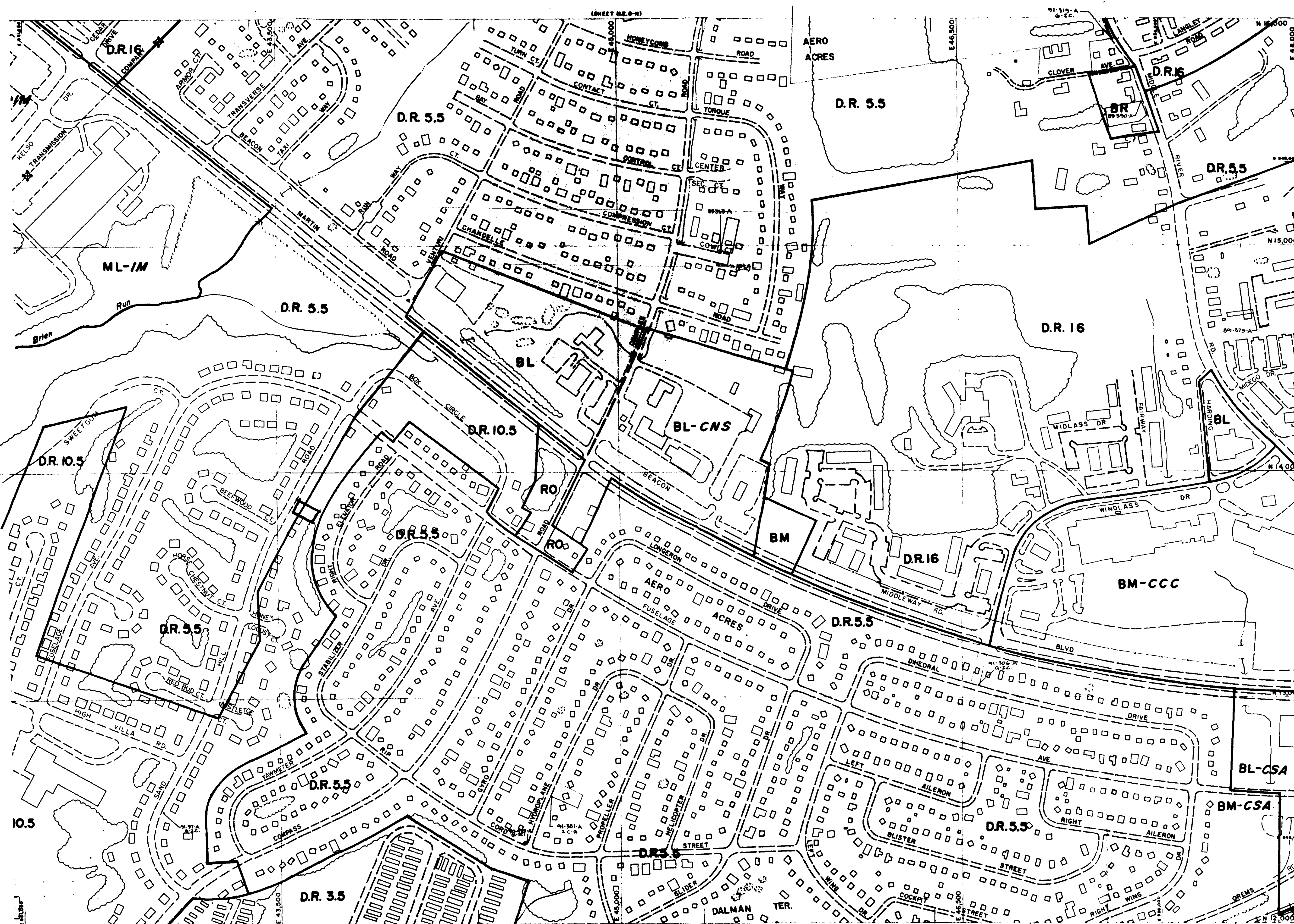
Pet Ex #2A



92-352-A

92-352-A

2C



DE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988

Pub Nos. 144-00, 145-00, 146-00, 147-00, 148-00, 149-00, 150-00

REVISED IN SELECTED AREAS.
FILED BY PHOTOGRAMMETRIC METHODS
INC. BALTIMORE, MD. 21210

CHARTERED COMPANY LIMITED

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

MIDDLE RIVER

SHEET

N. E.
A-H

92-352-A

380